

When recorded return to:
Brian D. Park and Sabrina Park
725 N. 30th Street
Mount Vernon, WA 98273



201208280192
Skagit County Auditor

8/28/2012 Page 1 of 3 4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620016414

CHICAGO TITLE
620016414

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald Wayne Gaspard, Personal Representative of The Estate of Donna Gaspard, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Brian D. Park and Sabrina Park, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

A Portion of Tract H, BIG LAKE WATER FRONT TRACTS, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Tax Parcel Number(s): P62077, 3862-000-071-0203

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Schedule B, Special exceptions, Chicago Title Order 620016414; and Skagit County Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 27, 2012

The Estate of Donna Gaspard, deceased

BY: Donald W Gaspard
Donald Wayne Gaspard, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122658

AUG 28 2012

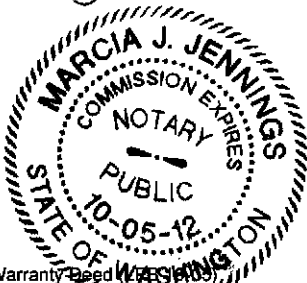
Amount Paid \$ 1162.00
By Klc Skagit Co. Treasurer Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Donald Wayne Gaspard

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of of the Estate of Donna J. Gaspard, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 27, 2012



Marcia J Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2012

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P62077 and 3862-000-071-0203

That portion of Tract H, BIG LAKE WATER FRONT TRACTS, according to the plat thereof recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Tract H;
Thence North 59 degrees 49'30" East along the Southerly line of said Tract H a distance of 404.42 feet to the true point of beginning;
Thence North 32 degrees 25'05" West a distance of 147.45 feet;
Thence North 62 degrees 30'45" East a distance of 350.29 feet to the Westerly line of the country road known as H. C. Peters Road;
Thence South 55'02" East along the Westerly line of said road a distance of 134.17 feet;
Thence along a curve to the right having a radius of 328.10 feet a distance of 9.53 feet to the Southerly line of said Tract H;
Thence South 59 degrees 45'30" West a distance of 404.42 feet to the true point of beginning;

Situated in Skagit County, Washington.



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8/28/2012 Page 2 of 3 4:02PM

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: W. J. Crim and Kathryn Crim, husband and wife
Purpose: Water pipeline
Recording Date: April 25, 1945
Recording No.: 379829
Affects: Exact location and extent of easement is undisclosed of record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Ingress, egress and utilities
Recording Date: July 22, 1964
Recording No.: 653573
Affects: A strip of land 30 feet in width across said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sewer pipes and appurtenances
Recording Date: February 11, 1994
Recording No.: 9402110047
Affects: In roads and/or easements and/or on other approved rights-of-way
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Skagit County Sewer District No. 2
Purpose: Sewer mains with the necessary appurtenances
Recording Date: June 27, 1994
Recording No.: 9406270062
Affects: The Northwesterly 10.00 feet of that portion of Tract H
5. Agreement, including the terms and conditions thereof
Recording Date: November 29, 1994
Recording No.: 9411290064
6. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: October 14, 1994
Auditor's No.: 9410140045, records of Skagit County, Washington
For: Acquisition, construction and installation of a water supply system
Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit County, Washington
Establishing: Local Utility District No. 16
Roll No.: 357
Account No.: 3862-000-071-0203
Amount: \$3,960.42, plus interest, if any
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Skagit County Sewer District No. 2.
9. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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